

OPENSACE EXHIBIT

TENTATIVE PARCEL MAP NO. 20840 RPL 2 ER 04-14-020

LEGEND

PROPERTY BOUNDARY	—
CONTOUR	—
PROPERTY LINE	—
CENTER LINE	—
CUT SLOPE	1-1/2:1
FILL SLOPE	2:1
PAD ELEV.	2240
8" TESTHOLE	—
8" TESTHOLE	—
14" TESTHOLE	—
BROW DITCH	—
ROCK ENERGY DISSIPATER	—

OWNERS CERTIFICATE

I CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MAY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF LOTS IN MY OWNERSHIP (e.g. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAY. "FREEWAY: AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL, OR INFORMAL ASSOCIATION, OR PARTNERSHIP, FOR THE PURPOSE OF DIVIDING REAL PROPERTY. I CERTIFY UNDER PERJURY THAT THE FORGOING IS TRUE AND CORRECT.

EXECUTED THIS ____ DAY OF _____, AT SAN DIEGO, CALIFORNIA

AS OWNER _____ DATE _____

HEALTH DEPARTMENT STATEMENT

VPM 037

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO ____ FEET OF TILE DRAIN FIELD TO SERVE A 3 BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

PARCELS 1, 2 AND 3 SHALL HAVE LAYOUT OF SEWAGE DISPOSAL SYSTEM APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. CUTS AND FILLS FOR DRIVEWAYS AND BUILDING SITES SHALL BE MADE PRIOR TO APPROVAL OF THE LAYOUTS. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE LINE AREA SHALL BE PROVIDED FOR POTENTIAL EXPANSION IN THE EVENT OF FAILURE BY GRAVITY FLOW.

PARCEL 1 1000 GALLON SEPTIC TANK & 420' LL w/ 100% RESERVE
PARCEL 2 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE
PARCEL 3 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE
PARCEL 4 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUND WATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE REEVALUATED

SEE DATA AND RECOMMENDATIONS FOR
BY: ELLIOTT M. MAY R.C.E. 18592 DATED _____



SCALE 1"=200'

APPLICANT/OWNER

ERIC BERSZTYN
4938 HIDDEN DUNE CT.
SAN DIEGO, CA 92130

SOLAR NOTE:

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS TO EACH DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

BIOLOGICAL CONSULTANT

VINCENT SCHIEDT
3158 OCCIDENTAL DR.
SAN DIEGO, CAL 92122
(858) 447-3873

POWER

SDG&E

TELEPHONE

PAC BELL

A.P.N.

508-180-08-09

AVERAGE SLOPE

34%

LEGAL DESCRIPTION

PARCEL 1 PM 7371

GENERAL PLAN REGIONAL CATEGORY

EDA

COMMUNITY/SUB-REGIONAL PLAN AREA

CREST / DEHESA

LAND USE

A-70

EXISTING ZONING

A-70

TOPOGRAPHY

MARINO AREAL SURVEYS

ASSOCIATED PERMITS

GRADING

PUBLICLY MAINTAINED ACCESS ROAD

LA CRESTA ROAD via EXIST. 40' PRIVATE EASEMENT

WATER

PAIDRE DAM AND HELIX WATER DISTRICT

SEWER

SEPTIC SYSTEMS ONSITE

FIRE

SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT

SCHOOL DISTRICTS

GROSSMONT HIGH SCHOOL/CAJON VALLEY SCHOOL DISTRICT

GRADING

GRADING: CUT 14,000 C.Y. FILL 14,000 C.Y.

DESIGN SPEED

20 MPH

LAND USE DESIGNATION

RESIDENTIAL #17

AVERAGE LOT SIZE

5.59 AC NET 5.85 AC GROSS

OPEN SPACE EASEMENT (PROPOSED)

SPECIAL ASSESSMENT ACT STATEMENT

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

ADDITIONAL REQUIREMENTS

SAN DIEGO STREET LIGHTING STANDARDS TO BE COMPLIED WITH SUBDIVIDER TO PAY PARK FEES IN LIEU OF PROPERTY DEDICATION IMPROVEMENTS ARE NOT TO BE CONSTRUCTED UNDER A SPECIAL ASSESSMENT ACT.

OPENSACE LEGEND

●	PERMANENT SIGN
×	FENCING
▨	PROPOSED BIOLOGICAL OPENSACE EASEMENT
▨	PROPOSED LBZ FIRE BUFFER



TAX RATE AREA

59255

USE REGULATIONS

A70

ANIMAL REGULATIONS

DENSITY .5

LOT SIZE 2 AC

BUILDING TYPE C

MAX. FLR. AREA -

FLR. AREA RATIO -

HEIGHT G

COVERAGE -

SETBACK C

OPEN SPACE -

SPECIAL AREA REGS. -

APN 508-180-08,09



MAY ENGINEERING & SURVEYING

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PH (619) 463- 8580

(FAX) 561- 3897

ENGINEER OF WORK

ELLIOTT M. MAY R.C.E. 18592

DATE _____